

## **TOWN OF AMHERST**

2009 Quota Report (as of 05/15/2009)

Population: 34,874\*\*

### ***I. SECTION 12 ALL ALCOHOLIC ON-PREMISE RESTAURANT LICENSE***

***(Quota = 36)*** (Currently have 29 issued, 7 available)

#### **All Alcoholic Restaurant (\$3,500):**

<b>DESCRIPTION</b>	<b>D/B/A</b>
1. Amherst Brewing Company, Inc.	Amherst Brewing Company, Inc.
2. Amherst Chinese Food, Inc.	Amherst Chinese Food
3. A Fine Café Company	Amherst Coffee
4. JNK Enterprise, Inc.	Arigato Steakhouse
5. Bertucci's Restaurant Corp.	Bertucci's Brick Oven Pizzeria
6. Amherst Rest. Enterprises, Inc.	Charlie's
7. Edible Atoms, Inc.	Chez Albert
8. China Dynasty, Inc.	China Dynasty
9. F & S Restaurant Corp.	English Pub, The
10. Afterburner, Inc.	Hangar Pub and Grill, The
11. Conara, Inc	Harp, The
12. Hickory Ridge, LLC	Hickory Ridge Country Club
13. Yun's Family Corporation	J's Cuisine
14. Mangeons Bien, Inc.	Judie's
15. Veracruz Foods, Inc.	La Veracruzana
16. La Piazza Ristorante, Inc.	La Piazza Ristorante
17. McMurphy, Inc.	McMurphy's Uptown Tavern
18. Cari Lo Corporation	Michael's Billiards
19. Monkey Business, Inc.	Monkey Bar and Grill, The
20. Moan and Dove, Inc.	Moan and Dove
21. Isaac Chow	Panda Garden East
22. Pasta E Basta, Inc.	Pasta E Basta
23. F & S Sports, Inc.	Rafters
24. Spoke Enterprises, Inc.	Spoke, The
25. Mugsy's Pub, Inc.	Stacker's
26. Tabella, LLC	Tabella Restaurant
27. UMass Faculty Club, Inc.	Umass Faculty Club

#### **All Alcoholic Inn/Hotel (\$3,500):**

27. Baron Jeff Corporation	The Lord Jeffery Inn
28. Top of the Campus, Inc.	Top of the Campus

#### **Not Included as Part of Quota Count: Veteran's Clubs (\$1,500)**

Amherst Post 148/Amer. Legion	Veteran's Club
VFW Post 754	Veteran's Club

## **II. SECTION 12 WINE & MALT ON-PREMISE LICENSES**

(Quota = 7) (Currently 7 issued)

### **Wine & Malt Restaurant/Club (\$1,000):**

<b>DESCRIPTION</b>	<b>DBA</b>
1. Amherst Golf Club, Inc.	Amherst Golf Club
2. Lone Wolf, Inc.	Lone Wolf
3. Crazy Noodles, LLC	Crazy Noodles, LLC
4. New Paradise, Inc.	Paradise of India
5. Thai Corner, Inc.	Thai Corner, Inc.
6. S.S.L. Sushi, Inc.	Arigato Sushi
7. SouperBowl, Inc	SouperBowl, Inc.

### **Not Included as Part of Quota Count:**

Town of Amherst (Seasonal)      Cherry Hill Golf Course - \$700

## **III. SECTION 15 ALL ALCOHOLIC OFF-PREMISE LICENSES (\$2,000)**

(Quota = 7) (Currently have 8 issued, 0 available) If any one of these licenses is surrendered, rescinded, cancelled, or revoked, they cannot be replaced by new applicants.

1. Amherst Wines, Inc.	Amherst Wines & Spirits
2. CHMP, LLC	Big Guy Liquors
3. Pratt's, Inc.	R & P Package Store
4. Russell's Liquors, Inc.	Russell's Liquors
5. Laxmikrupa, Inc.	S. Amherst Liquor Mart
6. Spirit Haus, Inc.	Spirit Haus
7. Jai Shree Corp.	University Liquors
8. Watroba's Liquors, Inc.	Watroba's Liquors, Inc.

## **IV. SECTION 15 WINE & MALT OFF PREMISE LICENSES (\$1,500)**

(Quota = 7) (Currently have 2 Issued, 5 available)

1. Shilpa Enterprises, Inc.	Cousin's Market
2. Mulva, LLC	Cushman Market and Café

\*\*Update reflects new quota issued after the 2000 census.

cc:    Inspections  
      Zoning  
      Police Chief

## Arcamo, Judith

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**From:** Bagg, Jeffrey  
**Sent:** Friday, February 26, 2010 11:41 AM  
**To:** Arcamo, Judith  
**Subject:** FW: Atkins

FYI.

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**From:** Seaman, Katherine  
**Sent:** Wednesday, December 09, 2009 1:58 PM  
**To:** Bagg, Jeffrey  
**Subject:** RE: Atkins

Thanks Jeff! ☺

*Kate Seaman*  
Administrative Assistant  
Select Board/Town Manager's Office  
4 Boltwood Avenue  
Amherst, MA 01002  
Phone: 413-259-3002/413-259-3001  
Fax: 413-259-2405

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**From:** Bagg, Jeffrey  
**Sent:** Wednesday, December 09, 2009 1:04 PM  
**To:** Seaman, Katherine  
**Cc:** Weeks, Bonita  
**Subject:** Atkins

Kate,

I spoke with the Building Commissioner. She concluded that as long as alcohol is not being "served", and is only being sold as "retail", then it is compatible with the existing uses on site. Because there is no "change in use", no land use permit is necessary (Bonnie did ask if there were any state laws that prohibit the sale of alcohol in grocery stores?).

I will contact John Thibbitts and let him know this information – and that he should continue to speak with you.

Please let me know if you have any questions.

Sincerely,

Jeffrey R. Bagg  
Senior Planner  
Town of Amherst  
Planning Department  
413-259-3187  
[baggi@amherstma.gov](mailto:baggi@amherstma.gov)



Town of



# AMHERST *Massachusetts*

TOWN HALL  
4 BOLTWOOD AVENUE  
AMHERST, MA 01002-2301

TO: Chief Livingstone, Amherst Police Department

FROM: Judith Arcamo, Town Manager's Office

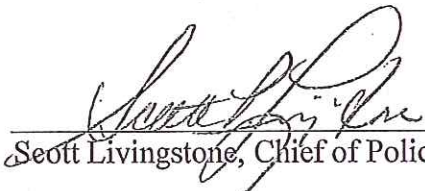
DATE: February 12, 2010

RE: **New Wine & Malt Package Store Liquor License for Atkins Fruit Bowl, Inc. d/b/a Atkins Farms Country Market**

Attached is a request for a new Wine & Malt Package Store Liquor License for **Atkins Fruit Bowl, Inc. d/b/a Atkins Farms Country Market**, (Manager: John Thibbitts). Please review the application and forward your recommendation to me as soon as possible as the Select Board will vote on the application on March 1, 2010.

Thank you.

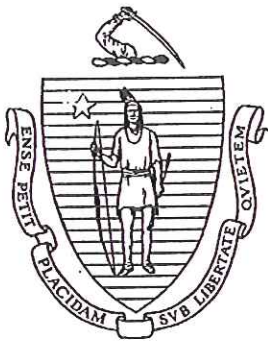
Approved/Denied:

  
Scott Livingstone, Chief of Police

Date:

2/16/2010





# The Commonwealth of Massachusetts

Alcoholic Beverages Control Commission

239 Causeway Street

Boston, MA 02114

## Application for Alcoholic Beverage License for Retail Sale

City/Town: Amherst

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> New License | <input type="checkbox"/> New Officer/Director |
| <input type="checkbox"/> Transfer of License    | <input type="checkbox"/> Other _____          |
| <input type="checkbox"/> Transfer of Stock      | (specify)                                     |

### Section 1

Name to appear on the license: Atkins Fruit Bowl, Inc.

Business Name (d/b/a, if different): Atkins Farms Country Market

Manager of Record: John N. Thibblits FID of Licensee: \_\_\_\_\_

Address of Premises: 1150 West St., Amherst MA Zip Code: 01002

Phone number of premises: 413-253-9528

### Section 2 Type of license: (check one only)

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Club               | <input checked="" type="checkbox"/> Package Store | <input type="checkbox"/> Veterans Club |
| <input type="checkbox"/> General on Premise | <input type="checkbox"/> Restaurant               | <input type="checkbox"/> Other _____   |
| <input type="checkbox"/> Innholder          | <input type="checkbox"/> Tavern                   |  |

### Section 3 License Category

- |   |   |
|---|---|
| <input type="checkbox"/> All Alcoholic                      | <input checked="" type="checkbox"/> Wine and Malt |
| <input type="checkbox"/> Malt Only                          | <input type="checkbox"/> Wine Only                |
| <input type="checkbox"/> Wine and Malt with Cordials Permit |   |

### Section 4 License Class

- |  |                                   |
|--|-----------------------------------|
| <input checked="" type="checkbox"/> Annual | <input type="checkbox"/> Seasonal |
|--|-----------------------------------|

### Section 5 Person (attorney if applicable) who can be contacted concerning this application

Name: David Thornton

Address: 1150 West St., Amherst MA 01002

Phone Number: 413-253-9528 (work) 413-658-8366 (cell)

**Section 6** Give a full description of the premises to be licensed, including location of all entrances and exits:  
 Atkins is a retail specialty food market featuring both homemade and local goods, including bakery, deli,  
 meat & seafood, gourmet cheese, candy, gift baskets and flowers. A single entrance is located at the  
 front and east side of the building; a single exit is located at the front and south side of the building.

6a. Seating Capacity: 46 Occupancy Number: 365

**Section 7**

Applicant is an:

( ☐ ) Association ( ☒ ) Corporation ( ☐ ) Individual  
 ( ☐ ) Partnership ( ☐ ) Non-profit corporation ( ☐ ) LLC

**Section 8** If applicant is an individual or partnership – List for individual or each partner:

Full Name	Home Address	DOB	SSN
Pauline Lannon	260 E. Leverett Rd., Amherst MA 01002	06-04-41	
David Thornton	4 N. Washington St., Belchertown, MA 01007	01-04-57	
Harold Gould	1371 South East St., Amherst, MA 01002	06-10-34	

8a. Is individual or all partners United States citizens? ( ☒ ) Yes ( ☐ ) No

If no, specify citizenship: \_\_\_\_\_

8b. Is individual or all partners involved at least twenty-one years old? ( ☒ ) Yes ( ☐ ) No

**Section 9** If the applicant is a corporation, complete the following:

State of Incorporation: MA Date of Incorporation: 1969

Date qualified to do business in MA: 1969

9a. How many shares of stock are authorized: 1160 How many shares are issued: 715

Provide in the box the names if all officers, directors, stockholders and manager.  
 Use \* to indicate director

Title	Full Name	Home Address	DOB	SSN	Shares of stock owned or controlled
President	*Pauline Lannon	260 E. Leverett Rd., Amherst MA	06-04-41		329
Treasurer	*David Thornton	4 N. Washington St., Belchertown, MA	01-04-57		65
Secretary	*Harold Gould	1371 South East St., Amherst, MA	06-10-34		227

9b. Attach a copy of the vote by the Board of Directors appointing a manager or principal representatives.



**ATKINS FRUIT BOWL, INC.**

**ACTION BY CONSENT OF ALL DIRECTORS**

**January 13, 2010**

The undersigned, being all the Directors of ATKINS FRUIT BOWL, INC. (the "Corporation"), pursuant to the provisions of Massachusetts General Laws and the By-Laws of this Corporation, hereby consent to the following actions and adopts the following votes.

VOTED: That Atkins Fruit Bowl, Inc. will pursue the licensing process, and all that it entails, pursuant to Massachusetts General Law and requirements under the Alcoholic Beverages Control Commission, to establish a Beer and Wine department within the present retail store.

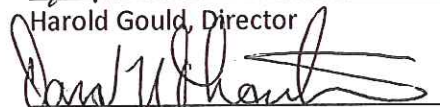
VOTED: That Atkins Fruit Bowl, Inc. will appoint John N. Thibbitts, acting manager and representative for all matters regarding the Beer and Wine department.

VOTED:

This consent vote shall be filed with the records of the Meetings of the Corporation and for all purposes be Treated as a legally binding action by all the Directors of said corporation.

  
Pauline Lannon, Director

  
Harold Gould, Director

  
David Thornton, Director

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9c. If the applicant is a corporation, answer the following questions:

1. Are the majority of directors United States citizens? (☒) Yes (☐) No
2. Are the majority of directors citizens of Massachusetts? (☒) Yes (☐) No
3. Is the manager or principal representative a U.S. citizen? (☒) Yes (☐) No

**Section 10** If the applicant is an association, provide in the box below the names of all association officers and members.

Title	Full Name	Home Address	DOB	SSN	Phone Number

10b. Attach a list of all members of the LLC.

**Section 11** Will there be any construction, remodeling, redecorating or building on the premises for this license?  
(☐) Yes (☒) No (If yes complete a,b, c and d)

a. Give an exact description of the construction, remodeling, redecorating or building on the premises:

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b. What are the estimated costs: \_\_\_\_\_

c. What is the construction schedule: \_\_\_\_\_

d. State all sources of construction financing: \_\_\_\_\_

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**Section 12**

Do you own the premises? (☐) Yes (☒) No. If yes, please respond to the question below.

(☐) As an individual (☐) Jointly \_\_\_\_\_ Name of Realty Trust

\_\_\_\_\_ Name of Corporation

(☐) Other \_\_\_\_\_

(If you do not own the premises to be licensed, provide the following information about the owner.)

Name: Orchard Run Associates Phone Number: 413-253-9528

Address: 1150 West St., Amherst MA 01002

12a. If a lease or rental, provide the following information: \$ 4500 per week  
(month, year, etc.)

Beginning date of lease 1995 Ending Date of lease 2015  
(provide copy of the lease)

### FINANCIAL

#### Section 13

What assets were purchased and cost?

Equipment: \$ \_\_\_\_\_ Furniture: \$ \_\_\_\_\_ Goodwill: \$ \_\_\_\_\_

Inventory: \$ \_\_\_\_\_ License: \$ \_\_\_\_\_ Premise: \$ \_\_\_\_\_

13a. Total Purchase Price: \$ \_\_\_\_\_

13b. Identify below all sources of financing:

Mortgage: \$ \_\_\_\_\_ Seller: \$ \_\_\_\_\_

Cash: \$ \_\_\_\_\_ Other (specify): \$ \_\_\_\_\_

Document all sources e.g. Loan papers, checking accounts, stock sales, etc.

13c.

All other terms and conditions: \_\_\_\_\_  
(provide purchase and sale documents)

13d. Are you seeking approval for license to be pledged: (☐) Yes (☒) No

If yes, to whom: \_\_\_\_\_

13e. Will the inventory be pledged: (☐) Yes (☒) No

If yes, specify to whom: \_\_\_\_\_

13f. If a corporation, are you seeking approval for any corporate stock to be pledged:

(☐) Yes (☒) No

If yes, identify to whom and identify the number of shares: \_\_\_\_\_

### OWNERSHIP INTERESTS

**Section 14** State the following information for all persons or entities who will have any direct or indirect beneficial or financial interest in this license:

Full Name	Home Address	DOB	SSN	Phone Number
Pauline Lannon	260 E. Leverett Rd., Amherst MA 01002	06-04-41		413-549-3594
David Thornton	4 N. Washington St., Belchertown, MA 0100	01-04-54		413-323-5565
Harold Gould	1371 South East St., Amherst, MA 01002	06-10-34		413-253-5609

14a. Describe all types of beneficial or financial interest each person or entity identified in Question 14 will have in this license:

Person or entity	Beneficial or financial interest
Pauline Lannon	no annual dividends; no short-term ONLY long-term increase in stock value
David Thornton	no annual dividends; no short-term ONLY long-term increase in stock value
Harold Gould	no annual dividends; no short-term ONLY long-term increase in stock value

14b. Does any person or entity listed in Question 14 have any direct or indirect beneficial or financial interest in any other license granted under Chapter 138?

( ☐ ) Yes ( ☒ ) No

Name	Type of license	License Name and Address	Description of Interest

14c. Has any person or entity named in Question 14 ever held a license or a beneficial interest in a license issued under Chapter 138 which is not presently held? ( ☐ ) Yes ( ☒ ) No  
(If yes, provide the following for each person or entity.)

Name	Type of License	License Name and Address	Date ownership surrendered

14d. Describe how all licenses in Question 14c were terminated (e.g. transfer of ownership, non-renewal, surrender, etc.)

Date	License	Reason why the license was terminated

14e. Has any person or entity named in Question 14 ever had a license suspended, revoked or cancelled?

(☐) Yes (☒) No  
(If yes, provide the following information)

Date	License	Reason why the license was suspended, revoked or cancelled

14f. Has any person or entity named in Question 14 ever been convicted of violating any state, federal or military law? ( ) Yes (X) No

15. a. Each individual applicant must sign.  
b. Applications by a partnership must be signed by a majority of the partners.  
c. Applications by a corporation must be signed by an officer authorized by a vote of the corporations Board of Directors.  
d. Applications by an association must be signed by a majority of the members if the governing body. All signers must have answered question 10.  
e. False information or failure to disclose are reasons to revoke a license or deny a license application.

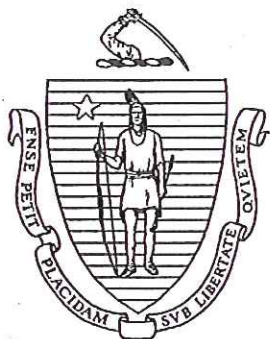
Signed and subscribed to under the penalty of perjury, this 13 day of January, 2010.

By: Signature of Full Name

Title

Raulni L. Loman President





The Commonwealth of Massachusetts  
**ALCOHOLIC BEVERAGES CONTROL COMMISSION**

**FORM A**  
**LICENSEE PERSONAL INFORMATION SHEET**

THIS FORM MUST BE COMPLETED FOR EACH:

- ☒ A. NEW LICENSE APPLICANT
- ☐ B. APPOINTMENT OR CHANGE OF MANAGER  
IN A CORPORATION
- ☐ C. TRANSFER OF LICENSE (RETAIL ONLY-SEC. 12 & SEC. 15)

(Please check which transaction is the subject of an application accompanying this Form A.)

PLEASE TYPE OR PRINT ALL INFORMATION

ALL QUESTIONS MUST BE ANSWERED AND TELEPHONE NUMBERS PROVIDED OR  
APPLICATION WILL NOT BE ACCEPTED.

1. LICENSEE NAME Atkins Fruit Bowl, Inc.  
(NAME AS IT WILL APPEAR ON THE LICENSE)
2. NAME OF (PROPOSED) MANAGER John N. Thibbitts
3. SOCIAL SECURITY NUMBER \_\_\_\_\_
4. HOME (STREET) ADDRESS 502 Amherst Road, South Hadley, MA 01075
5. AREA CODE AND TELEPHONE NUMBER (S): (Give both, your home telephone and a number at which you can be reached during the day).  
DAY TIME # 413-253-9528 HOME# 413-210-8980
6. PLACE OF BIRTH: Hudson, NY
7. DATE OF BIRTH: 10-17-1969
8. REGISTERED VOTER: ☒ YES ☐ NO
- 8A. WHERE ? : South Hadley, MA
9. ARE YOU A U. S. CITIZEN: ☒ YES ☐ NO
10. COURT AND DATE OF NATURALIZATION (IF APPLICABLE): \_\_\_\_\_  
(Submit proof of citizenship and/or naturalization such as Voter=s Certificate, Birth Certificate or Naturalization Papers)

11. FATHER'S NAME: John F. Thibbitts 12. MOTHER'S MAIDEN NAME: Arline P.Oliveira

13. IDENTIFY YOUR CRIMINAL RECORD, (Massachusetts, Military, any other State or Federal): ANY OTHER ARREST OR APPEARANCE IN CRIMINAL COURT CHARGED WITH A CRIMINAL OFFENSE REGARDLESS OF FINAL DISPOSITION:

☐ YES ☒ NO (MUST CHECK EITHER YES OR NO)

IF YES, PLEASE DESCRIBE OFFENSE (S) SPECIFIC CHARGE AND DISPOSITION (FINE, PENALTY, ETC.)

14. PRIOR EXPERIENCE IN THE LIQUOR INDUSTRY: ☒ YES ☐ NO  
IF YES, PLEASE DESCRIBE:

Worked on the sales floor at Table and Vine, a retail wine store in western Massachusetts.

15. FINANCIAL INTEREST, DIRECT OR INDIRECT, IN THIS OR ANY OTHER LIQUOR LICENSE, PERMIT OR CERTIFICATE: ☐ YES ☒ NO

IF YES, PLEASE DESCRIBE:

16. EMPLOYMENT FOR THE LAST TEN YEARS (Dates, Position, Employer, Address and if known, Telephone Numbers):

2003-present, Project Manager, Atkins, 1150 West St., Amherst, MA 01002, 413-253-9528

2003-2005, Retail Sales, Table & Vine, West Springfield, MA 01089, 413-736-4694

1998-2003, Purchasing & Receiving, California Grill at Walt Disney World, Orlando, FL 32830

17. HOURS PER WEEK TO BE SPENT ON THE LICENSED PREMISES: 40-60

18. I HEREBY SWEAR THAT UNDER THE PAINS AND PENALTIES OF PERJURY THAT THE INFORMATION I HAVE GIVEN IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY:   
PROPOSED MANAGER SIGNATURE

01-13-2010

DATE

Atkins Farms County Market

1150 West St.

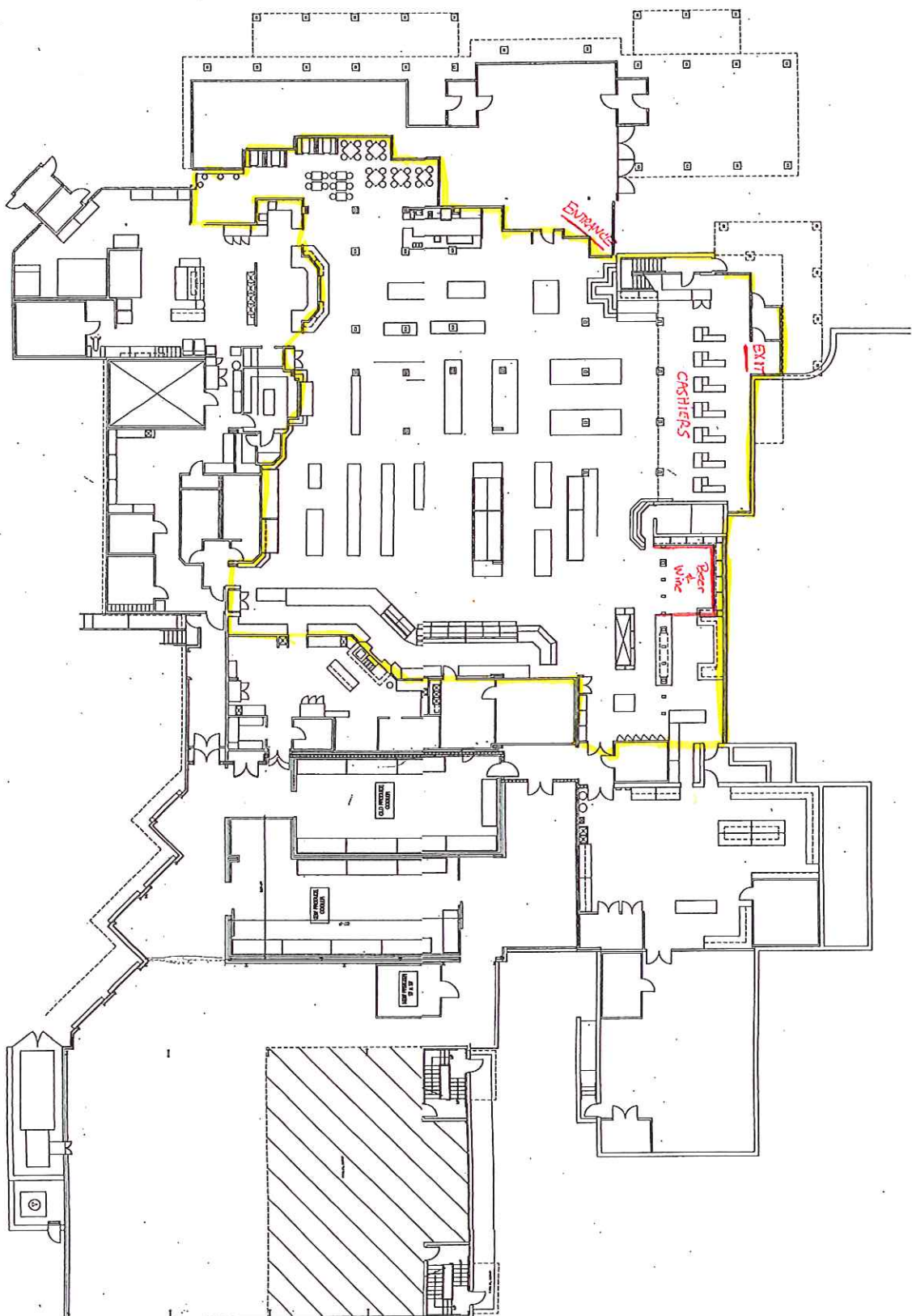
Amherst, MA 01002

413-253-9528

Yellow highlighted area

indicates retail sales  
floor, approximately  
11,000 sq. ft.

Red highlighted area  
indicates appropriate  
space for prepared  
beer and wine.



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Thursday, March 4, 2010

# NEW Listings

**FLORENCE.** Walk to Look Park from this cute charmer. New kitchen, soapstone counters, floors, windows, A/C, garage, dock, fenced yard. Vener! \$254,000. Elaine 531-6220.



**LEES.** Two building lots (1.85 and 2.57 acres) with public sewer. Elevated site with cleared building circle. Now \$169,900 and \$189,900. Pat Goggins, Ext. 12. 413-586-7000

**EASTHAMPTON 2** bedroom house for lease. Garage/attic to share. Arts & Industry building. 150-800 sq. ft. available. Open area and 2nd floor available. Call 413-527-1580 or mckelvey@gmail.com.

**HADLEY.** 1600 sq. ft. Accessible. \$2055. 225-7873. amherst@comcast.net

**GAZETTE CLASSIFIEDS** bring buyers and sellers together

**DEAN'S REAL ESTATE**  
We get results: 527-4311  
DEAN REAL ESTATE  
www.deanrealestate.com  
158 North King St., 586-8111

**DENNY NOLAN RE**  
dennynolanrealestate.com  
Home Specialist: 586-6800  
GOGGINS REAL ESTATE  
www.gogginsrealestate.com  
Northampton #1 Realtor  
USA GIGGS REAL ESTATE  
www.fish-gibbs.com  
Experienced, personalized service. (413)582-0900

**H. E. ROSS Realty Assoc.**  
36 Service Ct., Northampton  
584-1608. Buyers/Sellers

**NORTHAMPTON.** Two bedroom, two bath condo in Magna House. Hardwood floors, great location and amenities. \$239,000. Barry Steves - 320-3936.



**HAYDEVILLE.** Pkwy. 1 bedroom, laundry, \$800 includes all. Agent: 586-7900

**MATFIELD.** Clean 1 bedroom home. Garage. Lease/rental. \$1200+. 586-6474.

**AMHERST.** Prime built out location. 1200 sq. ft. North Pleasant St. 413-252-7873. amherst@comcast.net

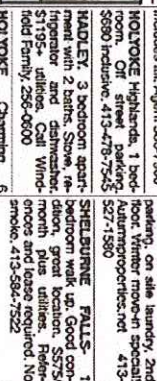
**EASTHAMPTON.** Ideal for contractors. Easy access off I-91 on Route 141. Autumn properties.net 413-527-1580

**EVERETT REALTY**  
584-0902  
www.everettrealty.com  
Real Estate needs 549-2600

**PRUDENTIAL SAWICKI RE**  
www.prudentialrealestate.com  
Real Estate needs 549-2600

**A GREATER NORTHAMPTON REALTY**  
770 N. 1st St., Northampton  
586-7003.

**SOUTHAMPTON Ranch.** Central air, porch, finished room in basement, Cathedral ceiling, fireplace, wood floors in kitchen, living, dining area. \$319,900. Canon Real Estate (413)527-4311  
www.canonre.com



**HADLEY.** 3 bedroom apartment with 2 baths. Stone, hardwood floors, great location. \$1195. Call Whitefield Family: 256-0600

**SHELBURNE FALLS.** 1 bedroom, 1 bath, 1st floor. New move-in special! 527-1580. Autumnproperties.net 413-527-1580

**FLORENCE.** Main Street, off I-91 on Route 141. Autumn properties.net 413-527-1580

**W. HOLYOKE.** New 2 bedroom, 2 bath, 2nd floor. 3 bedrooms, office, fireplace, oversized garage, replacement windows, deck, fenced yard, quiet street. \$219,900. Canon Real Estate (413)527-4311  
www.canonre.com

**HADLEY.** 3 bedroom apartment with 2 baths. Stone, hardwood floors, great location. \$1195. Call Whitefield Family: 256-0600

**SOUTHAMPTON.** 2nd floor, 2 bedrooms, 2 baths, hardwood floors, \$925. 413-527-1580

**REPOSSESSION**  
2003 Mitsubishi Evolution 75,000 miles, needs work. Best offer: 413-587-1713. By appointment only. March 4, March 5. 317344. www.hampshiregazette.com

**W. HOLYOKE.** New 2 bedroom, 2 bath, 2nd floor. 3 bedrooms, office, fireplace, oversized garage, replacement windows, deck, fenced yard, quiet street. \$219,900. Canon Real Estate (413)527-4311  
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**ADIRKS for Sale**  
615



**ADIRKS for Sale**  
615

**ADIRKS for Sale**  
615

**ADIRKS for Sale**  
615

**ADIRKS for Sale**  
615

**ADIRKS for Sale**  
615

**ADIRKS for Sale**  
615

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615

